



Agenda for the Regular Meeting of the Laguna Niguel Planning Commission

**REGULAR MEETING OF
JULY 10, 2018 - 7:00 p.m.**

**COUNCIL CHAMBERS
LAGUNA NIGUEL CITY HALL**

**30111 Crown Valley Parkway
Laguna Niguel, California 92677**

WELCOME TO YOUR PLANNING COMMISSION MEETING!

Regular meetings are held on the second and fourth Tuesday of each month at 7:00 p.m. in the Council Chambers of City Hall, 30111 Crown Valley Parkway.

Any person wishing to address the Planning Commission on any matter, whether or not it appears on this agenda, is required to complete a "Request to Speak" form available on the counter near the door. Please submit the completed form to the Recording Secretary prior to being heard by the Commission. Each individual will be allowed three (3) minutes, unless extended by the Chair. For each separate agenda item, the Chairman may limit the total time for public testimony. No action will be taken on any items not on the agenda, unless the Planning Commission makes a determination that an emergency exists or that there is a need for immediate action and the need to take action came to the attention of the City subsequent to the agenda being posted.

If you challenge the proposed action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

By Planning Commission policy, no new agenda items will be commenced after 11:00 p.m. If items remain after that time, they will be automatically continued to the next regularly scheduled meeting of the Planning Commission. Any documents that are provided to the Planning Commission regarding items on this agenda less than 72 hours prior to this meeting will be available for public inspection at the public review table that is located in the reception area on the first floor of City Hall at 30111 Crown Valley Parkway, Laguna Niguel, California 92677, until 5:00 p.m. on the date of the Planning Commission meeting. After 5:00 p.m., the documents will be available at the counter that is located inside the City Council Chambers at 30111 Crown Valley Parkway, Laguna Niguel, California 92677.

Thank you for attending your Planning Commission meeting.

**City Hall
30111 Crown Valley Parkway
949/362-4300 Fax 949/362-4340
www.cityoflagunaniguel.org**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMUNICATIONS

NOTICED PUBLIC HEARING ITEMS - NONE

OTHER BUSINESS - NONE

REPORTS AND COMMENTS

1. **Community Development Director**
2. **Planning Commission**

ADMINISTRATIVE APPROVALS

1. **Minor Use Permit UP 18-16 & Site Development Permit Amendment SP 83-60A14 (30100 Town Center Drive, Suite N - City Threading @ Town Center) -**
A request to establish and operate a new personal service establishment (City Threading) within a 1,008 square-foot commercial tenant suite (formerly retail) located at 30100 Town Center Drive, Suite N within the Town Center commercial center. As described by the applicant, the new business would offer eyebrow threading, eyelash and brow extensions, and other related services with 7 treatment stations.

The project also includes a request to modify the center's approved Precise Mix-of-Uses (parking model) to account for the change in land use for the subject tenant space from retail (existing) to personal service (proposed). This change increases the center's existing parking deficiency from 38% to 40% (494 parking spaces required, 297 spaces provided). Staff parking counts conducted during peak parking periods at the center indicate that the existing parking supply would be adequate to meet the parking demand of the center's specific mix of uses, including accounting for the parking requirements for the proposed project.

The project qualifies for a categorical exemption from California Environmental Quality Act (CEQA) under Section 15301, Class 1 (Existing Facilities), of the CEQA Guidelines. This item was administratively approved on June 27, 2018. The appeal period ends on July 13, 2018.

2. **Minor Adjustment MA 18-03 (30432 Benecia Avenue - Younis Residence)** - A request for a modification to the minimum top-of-slope setback standard of 3' for accessory structures to permit the construction of a cantilevered patio deck to extend over a portion of the property's rear-yard descending slope. At the tallest point, the patio structure would measure a maximum of 9.5' above finished grade (including a 42" guardrail) and extend the usable pad area by 12'. The visibility of the patio deck from the streetscape below would be softened and enhanced by new landscaping. There are several other residential properties with similar over-slope accessory structures that have been constructed over the years in this particular neighborhood, including the neighboring lot. The project is located at 30432 Benecia Avenue within the RS-3 Zoning District. The property is generally located south of the Crown Valley Parkway and Niguel Road intersection.

The project qualifies for a categorical exemption from the CEQA under Section 15303, Class 3 (New Small Facilities or Structures), of the CEQA Guidelines. This item was administratively approved on June 27, 2018. The appeal period ends on July 13, 2018.

3. **Use Permit Amendment UP 18-12A01 & Site Development Permit Amendment SP 88-54A11 (30251 Golden Lantern, Suite H - F45 Training @ Laguna Heights Marketplace)** - A request to modify an existing condition of approval (Condition No. 16 of Use Permit Amendment UP 18-12 & Site Development Permit Amendment SP 88-54A10) for F45 Training, a recently approved group fitness studio, to expand the training sessions from a maximum of 18 participants and 3 instructors/staff to 27 participants and 2 instructors/staff. The subject tenant space is located at 30251 Golden Lantern, Suite H in The Laguna Heights Marketplace shopping center.

The project also includes a request to modify the center's approved Precise Mix-of-Uses parking model) to account for increasing the size of the group training sessions. This change increases the center's existing parking deficiency from 22% to 23% (1,017 parking spaces required, 784 spaces provided). Staff parking counts conducted during peak parking periods at the center indicate that the existing parking supply would be adequate to meet the parking demand of the center's specific mix of uses, including accounting for the parking requirements for the proposed project.

The project qualifies for a categorical exemption from California Environmental Quality Act (CEQA) under Section 15301, Class 1 (Existing Facilities), of the CEQA Guidelines. This item was administratively approved on July 6, 2018. The appeal period ends on July 23, 2018.

ADJOURNMENT

LAGUNA NIGUEL PLANNING COMMISSION

**Chair Karen Davis Ferlauto
Vice Chair Robert Brown
Commissioner Peter Hersh
Commissioner Sally Savage-Lebhart
Commissioner Clay Wilemon**

E-mail address.....info-ln@cityoflagunaniguel.org
Website address www.cityoflagunaniguel.org

Americans with Disabilities Act - In compliance with the Americans with Disabilities Act, if you are an individual who requires accommodations to participate in this meeting, please contact the City Clerk's Office at (949) 362-4300. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

The Council Chambers is wheelchair accessible and disabled parking is available in the City Hall parking lot. Assisted Listening is available in the Council Chambers. To arrange for use of a personal listening device, please contact the City Clerk prior to the meeting.

AFFIDAVIT OF POSTING

**COUNTY OF ORANGE)
CITY OF LAGUNA NIGUEL)**

I, ELIZABETH FRAIJO, COMMUNITY DEVELOPMENT DEPARTMENT SECRETARY OF THE CITY OF LAGUNA NIGUEL, hereby certify, under penalty of perjury, that I caused the posting of this agenda by 5:00 p.m. on July 6, 2018 at City Hall, 30111 Crown Valley Parkway, Crown Valley Community Park, 29751 Crown Valley Parkway, and Sea Country Senior and Community Center, 24602 Aliso Creek Road.

POSTED BY: 

**Elizabeth Fraijo
Community Development Department Secretary**